

GREEN BRANCH RIDGE HOMEOWNERS' ASSOCIATION, INC

MASONRY STANDARDS POLICY

STATE OF TEXAS §

COUNTY OF BRAZOS §

WHEREAS, the property encumbered by this Masonry Standards Policy is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Green Branch Ridge, recorded under Brazos County Clerk's Instrument No. 1443201, Vol 17283, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Green Branch Ridge Homeowners' Association, Inc. (the "Association"); and

WHEREAS, any reference made herein to approval by the Architectural Review Committee ("ARC"), means prior written approval by the ARC.

NOW THEREFORE, pursuant to the authority granted in Section 202.004(a) of the Texas Property Code, the Board of Directors (the "Board"), hereby adopts this Masonry Standards Policy ("Policy"), which shall run with the land and be binding on all owners and lots within the subdivision, This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein. This Policy does not conflict with the Declaration of Covenants, Conditions, and Restrictions for Green Branch Ridge. This Policy provides a clear definition of what is considered Masonry within Green Branch Ridge and upholds the standards set forth in the city of Bryan building standards and Green Branch Ridge Declaration of Covenants, Conditions, and Restrictions.

An application must be submitted for review by the ARC, and formal written approval from the ARC shall be required before installation may begin.

I. MASONRY

Brick or stone are the only masonry products permitted relative to the 65 % rule. Masonry does not include concrete/fiber board (hardee-plank) or similar products. The masonry may, or may not be the full length of any particular wall, but must, in total for the structure, meet the 65 % rule. Masonry coverage of less than 65% is not allowed, no matter what the configuration, or what has been has been constructed in the past.

II. ARC APPROVAL

Applicant's submission of plans must include a completed application for ARC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the house color, the visibility from public streets and neighboring properties/common areas and any noise created are of specific concern to the Association and the ARC.

Any installation not in compliance with this Policy will be considered a deed restriction violation.

This Masonry Policy does not apply to property that is owned or maintained by the Association.

III. CERTIFICATION

I hereby certify that, as President of the Green Branch Ridge Homeowner's Association, Inc., the foregoing Masonry Policy was approved on the 7th day of MARCH, in the year 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 23 day of March 2023

Signature: _____

Print Name: JOE HEGWOOD
Title: President

STATE OF TEXAS §

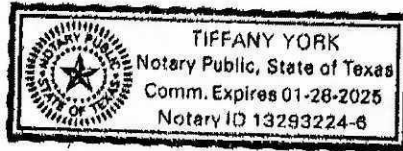
COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared Joe Hegwood, President of the Green Branch Ridge Homeowners' Association, Inc by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 23rd day of March in the year 2023.

After Recording, Please Return To:
Association Services BCS
1701 Southwest Pkwy, Ste 209
College Station, Texas 77840

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VG-267-2023-1498010

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1498010
Volume : 18530

Real Property Recordings

Recorded On: March 23, 2023 01:50 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1498010
Receipt Number: 20230323000073
Recorded Date/Time: March 23, 2023 01:50 PM
User: Patsy D
Station: CCLERK07

Record and Return To:

ASSOCIATION SERVICES BCS
1701 SOUTHWEST PKWY, SUITE 209

COLLEGE STATION TX 77840



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX